

SUBMETERING ORDINANCE

July 14, 2016

Beverly Hills Public Works Commission



Background

- Recommendation from Public Works Commission & City Council:
 - Amend the Building & Safety Code to require multi-family dwellings to have a separate water meter for each unit
- Purpose: Increase water conservation because individual customers are responsible for water bill
- Considerations: Implementation





Require new construction to:

- 1) Include individual water meters for each unit
 - a. City-installed on the public right-of-way
 - b. Read, billed and maintained by the City

OR

- 2) Install submeters for each unit
 - a. City-installed master meter
 - b. Submetering system installed on property owner-side (installed, read, billed, maintained by property owner)



Metering





- Installed by City in public right-of-way
- Maintained, read, and billed by the City



Metering

Benefits	Concerns	
City manages installation	Additional water meter installation and maintenance costs	
	Additional customers to bill & manage	
	Space in right of way	
	Potential additional capacity fee costs for developer	



Sub-metering

- One master meter installed by the City
 - Maintained, read, and billed by the City
- Property owner would be responsible for submeter system on property
 - Installed on each water line servicing individual units
 - Property owner would be responsible for maintenance, reading, and billing
 - Third-party vendors provide this service





Benefits	Concerns
Fewer additional installation & maintenance costs for City	Burden placed on property owner
No impact on public right of way	City would not have access to tenant billing data





	Metering	Sub-metering
Installation & Maintenance	Done by City	Done by Property Owner
Location of Installation	Public Right-of-Way	On property
Billing	Done by City	Done by Property Owner (or Third Party Vendor)



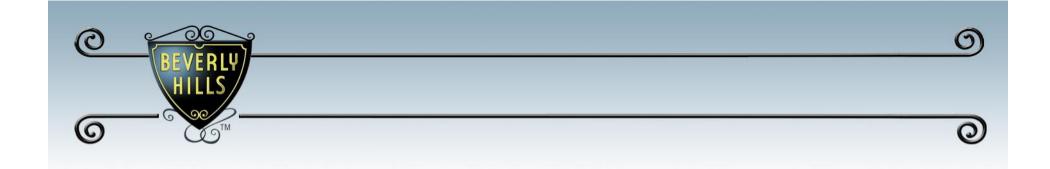
Examples

- City of San Diego Submetering Ordinance (2010)
 - Submetering required for all new multi-family residential & existing when entire interior piping is being replaced
 - Ordinance includes provisions for submeter billing
 - Similar ordinance in City of Long Beach
- City of Santa Monica (Updated 2015)
 - Ordinance requiring metering adopted in 1990
 - Requires meters for new multi-family units for 6 or fewer units; submetering for more than 6 units





- Recommend City Council adopt ordinance
 - Requiring installation of separate meters for new multi-family residential construction with 6 or fewer units
 - Requiring installation of submeter system for new multi-family residential construction with more than 6 units



ADDITIONAL QUESTIONS



Multi-family Residential Remodel

- Not advised to require submeter system for substantial remodel
 - Incentive for substantial remodels?



Commercial Properties

Existing Code: (Cal Green Building Standard Code; Section 5.303)

- For new buildings or additions in excess of 50,000 SF, submeters required for:
 - Individual tenants projected to use more than 100 gallons/per day
 - Large subsystems (i.e. cooling towers; evaporative coolers; steam boilers; hot-water boilers)
- Submeters required for any tenant within a new building or addition projected to consume more than 1,000 gallons per day



Considerations

 At construction, many developers do not have defined tenant spaces



Landscape Metering

2015 Model Water Efficient Landscape Ordinance

- Separate meter (either water purveyorinstalled or private submeter) required for:
 - Non-residential irrigated landscapes between
 1,000 5,000 SF
 - Residential irrigated landscapes of 5,000 SF or greater
- Became effective January 1, 2016





- Currently: Separate Meters = Separate Accounts
 - Tier 1 rates for domestic and landscape meters
- Application of Capacity Fee & (if approved)
 Exaction Fee



 Present proposed Ordinance to Public Works Liaison and City Council